

gth



CHURCH FARM

Christon Road - Loxton - Somerset



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Christon Road - Loxton - Axbridge - Somerset - BS26 2XH

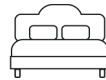
Weston-super-Mare 11 miles; approx



Located in this highly sought after village within a Conservation Area and the Mendip Area of Outstanding Natural Beauty. Loxton is well situated between Junction 21 (Weston super Mare) to the North and Junction 22 (Edithmead) to the South of the M5. It is also well placed for access to Weston-super-Mare, Axbridge and the A38 leading to Bristol and the International Airport to the North.



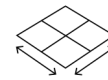
3



5



3



321 sq. m

Viewing by appointment only through the Sole agents:

Greenslade Taylor Hunt, 44 High Street, Burnham on Sea, Somerset, TA8 1AZ

Tel: 01278 782326 Email: residential.burnham-on-sea@gth.net

INTRODUCTION

This substantial period home features three reception rooms, Kitchen/Breakfast Room, Study, Utility, Five Bedrooms, Two En-suites and a family Bathroom. The home features beautiful period doors, fireplaces, double glazed windows, and oil central heating. Externally the home features a well-appointed mature walled garden, and a Double Garage to the rear.

DESCRIPTION

Nestled in the picturesque countryside of the quaint village of Loxton, this charming 5-bedroom detached property is a true gem. Built approx 1840 and boasting 4.8 acres of beautiful farmland, this smallholding offers a peaceful and scenic retreat for those seeking a rural lifestyle. The property exudes a homely and inviting atmosphere, with spacious rooms and stylish decor throughout. Well-maintained gardens surround the house, providing a tranquil outdoor space perfect for relaxing or entertaining. In addition to private parking and a double garage, there are also outbuildings that offer potential for further development or use as an office, music room or a variety of other uses. This property is ideal for those looking to escape the hustle and bustle of city life and embrace the tranquility of the countryside. Don't miss out on the opportunity to make this idyllic retreat your new home.

Sympathetically restored the property offers spacious accommodation with many original features. This includes a superb open plan bespoke fitted Kitchen/Breakfast Room, Conservatory, Lounge with Inglenook Fireplace and bi-fold doors onto the rear garden. Dining Room and Study. Upstairs there is a large Master Bedroom incorporating an En Suite and Walk In Wardrobe; there are 4 further Double Bedrooms and 2 Family Bathrooms. The property also benefits from hardwood framed double glazing and oil fired central heating. 2 former Stables and generous parking as well as a 4 Acre (1.62 Ha) naturally draining field with superb views towards Crook Peak and the Mendip Hills, ideal for those with equestrian interests.



Entrance: Door to Entrance Vestibule with further door to Hall and door to:-

Utility Room: Base units with work surfaces over. Single drainer stainless steel sink unit. Plumbing for an automatic washing machine. Vent for tumble dryer. Oil fired boiler providing central heating and hot water.

Hall: Oak floor, Cloaks cupboard. Staircase rising to First Floor.

Cloakroom: Low level WC. Wash hand basin. Extractor.

Snug: Inglenook fireplace with wood burner. Two double glazed doors to Garden. Beamed ceiling.

Study: Radiator. Arched recesses. Beamed ceiling.



Dining Room: Two double glazed windows.

Kitchen/Breakfast Room: A superb open plan room with a bespoke fitted Kitchen area with a range of base units with granite worksurfaces over and a central island with cupboards under and wash basin. Oil fired aga supplemented by a fitted electric oven and ceramic 4 ring hob and space for microwave. Enamel double sink with mixer taps over. Integrated refrigerator and dishwasher. Space for American-style fridge/freezer. Window seat. Beamed ceiling. Fitted dresser. Tiled floor. Double glazed door to Garden and further door to:-

Conservatory: Upvc double glazed, French doors to Patio and Garden.

First Floor Landing: Airing cupboard with hot water tank and immersion heater. Store cupboard. Access to loft space.

Master Bedroom: Master Bedroom: Walk-in wardrobe. Access to loft space. En Suite: With white suite comprising panelled bath with mixer shower over. Low level WC. Vanity unit with inset wash hand basin. Double shower cubicle. Tiled splashback and floor.

Bedroom 2: Fitted wardrobes.

Bedroom 3: Fitted wardrobes.

Bathroom: White suite with panelled bath with mixer shower over. Low level WC. Pedestal wash hand basin. Corner cubicle with. Tiled splashback and floor.

Bedroom 4: Fitted wardrobes.

Bedroom 5:

Bathroom: White suite with panelled bath with shower over and screen over. Low level WC. Pedestal wash hand basin. Tiled splashback and floor. Radiator.

OUTSIDE:

The property is approached from Christon Road over a cattle grid and driveway over which two other properties have right of access. There is a large gravelled parking area in front of a Double Garage with twin electronic up and over doors and two former Stables: Area of lawn . Archway with gates leading to a cobbled Courtyard with ornamental well. Discrete wood store and oil storage tank. Mature trees. Gate to secluded Patio Garden with mature shrubs and high hedges. Access to landscaped Garden. Superb views over the valley towards Crook Peak and the Mendip Hills.

SERVICES & OUTGOINGS

We understand that mains electric, mains water and drainage are connected to the property and oil central heating.

Council Tax: *North Somerset Council—Band G.*

DIRECTIONS WHAT3WORDS:

Humans.plugs.hardening

ADDITIONAL INFORMATION

Broadband: FTTC—Openreach broadband is currently connected with download speed of 76 Mbps and upload speed of 15 Mbps.

Mobile Coverage: Available via EE, O2, THREE and VODAFONE. For an indication of specific speeds and supply or coverage in the area we recommend contacting your own provider. **Flooding:** The property is in an area at a VERY LOW RISK from River/Sea and VERY LOW RISK Surface Water flooding.







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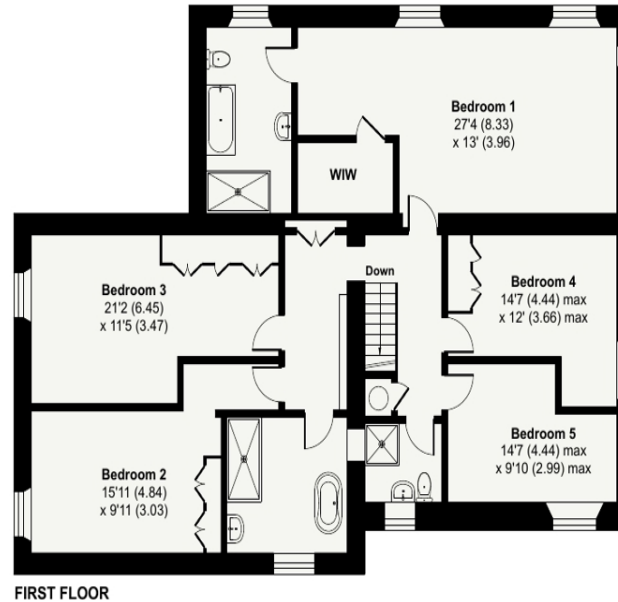
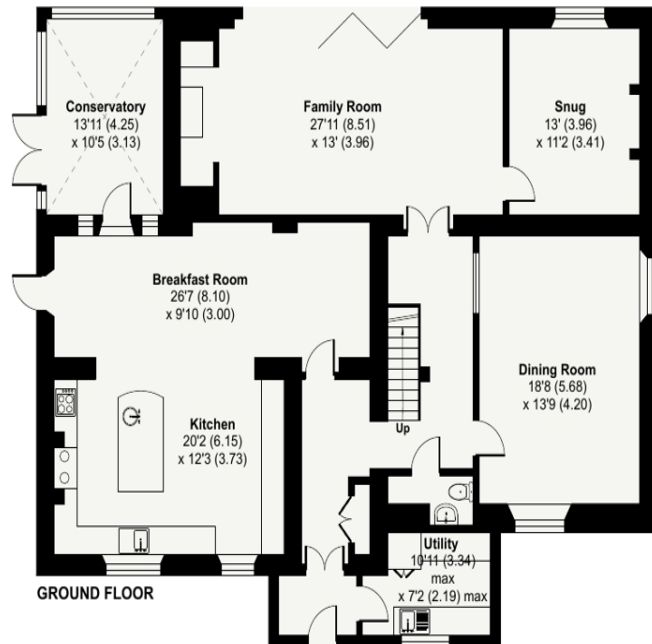
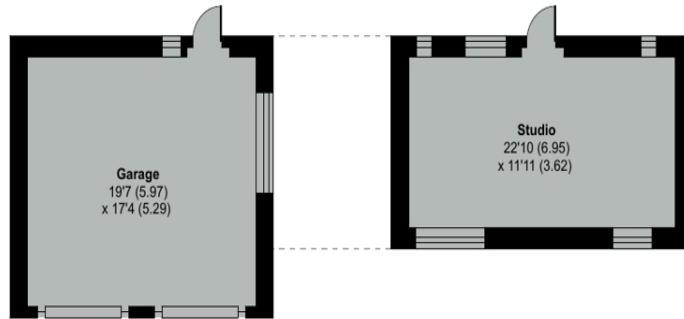
Approximate Area = 3457 sq ft / 321.1 sq m

Garage = 340 sq ft / 31.5 sq m

Outbuilding = 271 sq ft / 25.1 sq m

Total = 4068 sq ft / 377.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Greenslade Taylor Hunt. REF: 1281793



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	40	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



IMPORTANT NOTICE

For clarification we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide. They must not be relied upon as statements of fact. We have not carried out a detailed survey, nor tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you please contact the office prior to viewing the property.

